



YPA St Albans  
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### HOUSE Offered for Sale

3 Box Court Kings Park VIC 3021

3 1 -

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$460,000 & \$500,000

### Median Sale Price

\$462,500 Houses in Kings park between Sep 2016 - Aug 2017

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**9 Magnolia Avenue Kings Park VIC 3021**

3 1 1

Sold Price **\$465,000** Sold Date **04-May-17**

Distance **0.19km**



**3 Pine Court Kings Park VIC 3021**

3 1 2

Sold Price **\$480,000** Sold Date **27-Mar-17**

Distance **0.08km**



**5 Garry Court Kings Park VIC 3021**

3 1 4

Sold Price **\$540,000** Sold Date **14-Aug-17**

Distance **0.24km**

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